PETITION FOR ZCNING RE-CLASSIFICATION SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:
The undersigned, legal owner(s) of the property situate in Raltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to $\Omega_{\rm c}$ Zoning Law
of Baltimore County, from an DR 5.5 zone to an BR
zone, for the reasons given in the attached statement; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property

for See legal description attached

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

>

Property is to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to	pay expenses of above	Re-classification,	Special Exception	n and/or Variance
osting, etc., upon fili	ng of this petition, and	further agree to	and are to be b	ound by the zonin
egulations and restric	ctions of Baltimore Cour	ity adopted pursua	ant to the Zoning	Law for Baltimor
ounty.				

Contract Purchaser:	Legal Owner(s):	
(Type or Print Name)	Leonard Levine (Type or Print Name)	
Signature	Signature	J. J
Address	(Type or Print Name)	
City and State	Signature	
Attorney for Petitioner:		
Arnold Fleischmann (Type or Print Name) Signature Suite 500, Lafayette Building 40 W. Chesapeake Avenue Address Towson, Maryland 21204 City and State	Address City and State Name, address and phone numb tract purchaser or representati	
Attorney's Telephone No.: _337-7600	Address	Phone No.

00

BABC-Form 1

00

There was an error in the original zoning of subject property. The subject property should be re-zoned from DR 5.5 to BR because the property is located in a business area and the topography and accessibility of the property makes any residential use of the property so unreasonably costly so as to make continued recidential zening confiscatory.

Subject property, which consists of 3.573 acres, is situated in the "sac" of a ramp in the southeast quadrant of the interchange of the Baltimore County Beltway and Loch Raven Boulevard in the Ninth Election District of Baltimore County, Maryland.

It is located in a husiness area where most of the adjacent and surrounding areas are zoned Buciness Residential(BR). The dominant facilities in the general area include the former Bendix Plant, Eudowood Plaza, a Two Guys "discount store," Hillendale Shopping Center, and three smaller shopping centers located at the intersection of Loch Raven Boulevard and Taylor Avenues. There is also a free standing Luskin's Discount Appliance Store westerly from the subject property in the southwest quadrant of the intersection of Loch Raven Boulevard and the Baltimore County Beltway. In addition, there are two motels in the immediate vicinity of the subject property as well as a number of other free standing retail stores and other small store groupings. Adjacent to the subject property on the south is a large furniture retail store, with related warehousing, known as Garon's.

The topography of the subject property makes any residential use of the property impossible. A topographical examination reveals an irregularly sloping parcel with deep cuts, sharp hills, and valleys. The subject site falls from an elevation of 432 feet at its high point, or cres , approximately at the southeast corner of the site. The site falls from this high elevation westerly to Loch Raven Boulevard to an elevation of 395 feet in its southwest corner, falling somewhat more precipitously northwesterly into the "sad" of the ramp to an elevation of approximately 380 feet. The grade of the property, at its crest, is approximately

RE: F TITION FOR RECLASSIFICATION: BEFORE THE COUNTY BOARD OF APPEALS from D.R. 5.5 to BR Zone E/S Loch Raven Blvd., 415' N of Loch Bend Dr., 9th District OF BALTIMORE COUNTY

LEONARD LEVINE, Petitioner : Item 7, Cycle I

::::::

ORDER TO ENTER APPEARANCE

To the Honorable, Members of Said Board:

Pursuant to the authority contained in Section 524. I of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman Deputy People's Counsel

John W. Hessian, III People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 25th day of August, 1981, a copy of the aforegoing Order was mailed to Arnold Fleishmann, Esquire, Suite 500, 40 W. Chesapeake Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hessian, III

twelve feet above the elevation of the Garon's site joining the south of the subject property, than the property to the south which accommodates retail facility and furniture warehouse on that site.

In addition to the site's extremely irregular bucket-like topography, the site's relative unaccessibility inhibits any residential use. The subject property has no access across the right of way line of the through highway, that is Loch Raven Boulevard, or the ramp to the Baltimore County Beltway. The denial of access to the site begins approximately 145 feet prior to the beginning point of the subject property's frontage due to the location of the right of way line of the through highway. Furthermore, there is no access to the subject property from the south or east as it does not join any public streets, but abuts the private holdings or property of others on both sides. The only reasonable access can come from Garon's Furniture Store property adjoining the subject property to the south.

For the aforegoing reasons, the subject property should be rezoned from DR 5.5 to BR. To maintain the present residential zoning would be confiscatory since no reasonable residential development of the site is possible, and the subject property is surrounded and bounded by intensive business uses.

RE: PETITION FOR RECLASSIFIC, TION from D.R. 5.5 to B.R. E/S of Loch Raven 3lvd.; S/S of Baltimore Beltway; 415' N. of Loch Bend Drive

9th District

BEFORE COUNTY BOARD OF APPEALS

Leonard Levine, Petitioner

BALTIMORE COUNTY No. R-82-67

OPINION

This case comes before this Board on petition for reclassification of property containing 3.573 acres from D.R. 5.5 to B.R. classification. The subject property is located on the east side of Loch Raven Boulevard 415 feet north of Loch Bend Drive, in the Ninth Election District of Baltimore County. This parcel was not an issue before the County Council on the 1980 comprehensive map process.

Testimony presented to this Board indicates that the present D.R. 5.5 zoning is in fact not only an error in classification but is also confiscatory in nature. This parcel is unique in its location. It is bounded on two sides by the access road onto the Beltway and the Beltway itself, and on the third side by a development of single family homes. Further, it is bounded by a continuous strip of commercial property on the south side on which is located Garon's Furniture store. The subject parcel is completely landlocked, with no access to public roads on any quadrant. Garon's Furniture has purchased this parcel and wishes to incorporate it into their existing holdings which are classified B.R., thus viding the only possible access to any public roads. In addition, the topography of the site precludes any possible residential development whatsoever.

The Director of Planning for Baltimore County recommended the reclassification to B.R. of 3.06 acres of the 3.57 total acreage, retaining a 50 foot wide strip of D.R. 5.5 zoning on the side abutting the residential development to provide a protective buffer zone between the B.R. and the D.R. 5.5. The property owner testified that while this 50 foot wide strip is actually the only level area in the entire parcel, he could agree to this solution.

After consideration of all these facts, the Board is of the opinion that to retain the D.R. 5.5 classification on the entire parcel would in fact be an error.

Leonard Levine - #R-82-67

ORDER

For the reasons set forth in the aforegoing Opinion, it is this 8th day of December, 1981, by the County Board of Appeals, ORDERED that the subject parcel be reclassified from D.R. 5.5 to B.R. for an area containing 3.06 + acres; and

IT IS FURTHER ORDERED that the D.R. 5.5 zoning be retained on a 50 root wide buffer strip on the east property line between the B.R. zone and the private residences located on what is knownas Lackawanna Drive in the development known as Green Meadows,

Any appeal from this decision must be in accordance with Rules B-1 thru B-12 of the Maryland Rules of Procedure.

> COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Keith S. Franz

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 29, 1981

111 W. Cherapiako Avo. Tawaon, Maryland 21204 Armold Fleischmann, Esquire Suite 500, Lafayette Building 10 W. Chepapoake Avenue Towson, Miryland 21000,

> RE: Item No.7 (Cycle 1 - April-Oct. 1981) Petitioner - Leonard Levine Reclassification Petition

Dear Mr. Fleischmarn:

Department of Lattic Engineering State Roads Commission Burgau of

LOCAR ADT 30 YEARC

Chiliman

MEMBERS

Fire Prevention health Department Project Planning Building Department Board of Education Coding Administration I: dustrial

This reclassification petition has been timely filed with the Board of appeals for a public hearing within the 1-t 1980-84 zoning

The petition has been reviewed by the Zoning Office as to form and content and has also been reviewed by the Soning Plane Advisory Committee.

The review and enclosed comments from the Committee are intended to prot to you and the Board of Appeals with an insight as to conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zening action requested.

If it has been suggested that the petition forms, descriptions, briefo, and/or the site plans be amended so as to reflect better compliance with the moning regulations and commenting agencies' standarie and policies, you are requested to review these comments, take your own judgement as to their accuracy and submit the necessary anondments to this office before May 29th. In the event that any requested ameniments are not received prior to this date, the petition will be advertised as originally submitted.

The subject property, located at the southeast intersection of Loch Faven Boulevard and the Baltimore County Feltway in the 9th Election District, consists of vacant wooded land proposed to be resoned from D.R.5.5 to a B.R. zone. Adjacent properties to the east and scuth are improved with individual dwellings and a furniture store, respectively.

As indicated in a recent conversation with your surveyor, Mr. Eugene Raphel, Mr. James Dyer, Zoning Supervisor, and myself, there is some question concerning the distance of the beginning point of the description accompanying this request from Look Bend Drive. For this reason, it was decided that a revised description, indicating the coordinates of the beginning point of this property, would be submitted

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Item No.7 (Cycle 1 - April-Oct. 1981) Leonard Levine Reclassification Petition

and advertised.

If you have any questions concerning the enclosed comments, please feel free to contact me at 494-3391. Notice of the specific hearing date, which will be between September and December of 1981, will be forwarded to you in the future.

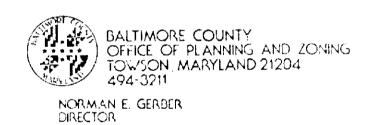
Very truly yours,

NICHOLAS B. CGMCCTARI Zoning Plans Advisory Committee

MBC:bsc

Enclosures

cc: Eugene F. haphel & Associates 201 Courtland Avenue Towson, Maryland 21204



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April 14, 1981

Mr. Walter A. Reiter, Jr., Chairman Braid of Appetis Rivorn 219 - Chert Essese Towson, Maryland 21204

Dear Mr. Reiter:

Comments on Item #7, Zoning Cycle I, April, 1981, are as follows:

Property Owner: Leonard Levine Location: E/S Loch Raven Blvd 415' N. of Loch Bend Drive Existing Zoning: D.R.5.5 Proposed Zoning: Br Acres: 3.573 District: 9th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have bearing on this petition.

The subject property is in a traffic level-of-service area controlled by a "D" intersection.

If the petition is granted a detailed site plan must be approved before any proposed development may commence.

Very truly yours,

John L. Wimbley Planner III Current Planning and Development



HARRY J PISTEL R.E. DPLCTOR

March 31, 1981

Mr. Walte A. Reiter, Jr. Chairman, Board of Appeals Court House Towson, Maryland 21204

> Re: Item #7 (Cycle I - April-October 1981) Property Owner: Leonard Levane E/S Loch Raven Blvd. 415' N. of Loch Bend Dr. Existing Zoning: D.R. W.S. Proposed Zening: Bk Acres: 3.573 District, 9th

Dear Mr. Reiter:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in donnaction with the subject item.

Highways:

Loch Raven Boulevard (Md. 542) and the Baltimere legaty beltway (1-1 0) and State Roads; therefore, all improvements, interpretiers, eiti; a and barrage requirements as they affect these rowin come under the parisherm of the Maryland State Highway Administration. Any utility construction within the blate mond right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Entrance locations are also subject to the approval of the Baltimore County Department of Traffic Engineering.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.



STEPHEN E. COLLINS DIRECTOR

March 30, 1981

Mr. Walter A. Reiter, Jr. Chairman, Board of Appeals Office of Law Courthouse Towson, Maryland 21204

1985 To 1985

Ttor No. 7 - ZAC meeting of March 16, 1981 Property Owner: Leonard Levine Jocation: E/S Loch Raven Blvd. 415' No. of Loch Bend Drive Existing Zoning: D. R. 5.5 Proposed Zoning: BR Acres: 3.573 District: 9th

Dear Mr. Reiter:

The present DR 5.5 zoning can be expected to generate 180 trips per day and the proposed BR zoning can be expected to generate approximately 1,550 trips per day.

This site does not have direct access to a public road.

Very truly yours, Mechaeld James Michael S. Flanigan Engineer Associate II

MSF/bza

Item #7 (Cycle I - April-October 1981) Property Owner: Leonard Levine Page 2 March 31, 1981

Water and Sanitary Seve :

There is a public 12-inch water main in Loch Raven Boulevard. Additional fire hydrant protection is required in this vicinity.

Public sanitary sewerage is not available at this site. However, the Petitioner indicates ownership of the furniture store property contiguous to the south of this site. His Engineer should determine the feasibility of a service connection within a private utility easement to the public sewage pumping scation sewerage system at Loch Bend Drive.

> Very truly yours, Bureau of Public Services

RAM: EAM: FWR:ss

no: Jack Wimbley Samue' Bellestri Wm. Munchel N-NW Key Sheet 38 NE 10 Pos. Sheet NE 10 C Topo 70 Tax Map

PALTIMORE COUNTY DEPARTMENT OF HEALTH DEPARTMENT OF HEALTH TONVSON, MARYLAND 21204 DONALD J ROOP, M.D. M.P.H. DEPUTM STATE & COUNTY HEALTH OFFICER

April 2, 1981

The endlish called, and drain board of Appeals Office of Planning and Zoning County Office building Towson, Maryland 21204 Dear Mr. Reiter:

Comments on Cycle I, #7, Zoning Advisory Committee Meeting of March 16, 1981, are as follows:

Property Owner: Leonard Levine E/S Loch Faven Blvd. 415' N. of Loch Lend Drive Location: Existing Zoning: D.R. J.S Proposed Zoning: BRAcres: 3.573 Listrict: 9th

The proposed development must be served by metropolitan water and sewer.

The zoning plan as submitted, does not contain sufficient information; therefore, the maltimore County Department of health cannot make complete com-

Very truly wurs,/ Ian J. Forrest, Director BUREAU OF UNVIRONMENTAL SERVICES

IJF:mgt

Maryland Department of Transportation

State Highway Administration

March 26, 1981 Re: Cycle I-1981 Chairman Board of Appeals

County Office Bldg. Towson Maryland 21204 Att: N. Commordari

Meeting March 16, 1981 Item #7 Owner: Leonard Levine Location: E/S Loch Raven Blvd (Rte 542) 415' N. of Loch Bend Drive Existing Zoning: D.R. 5.5 Proposed Zoning: ER Acres: 3.573 District 9th

Hermann K. Internann

M S Caltrider

Dear Mr. Commodari.

Mr. Walter Reiter

On revie of the plan of February 27, 1981 and field inspection, the State Highway Administration will require all access to the proposed site to be by way of the existing entrance to the south.

Very truly yours.

Charles Lee, Chief Bureau of Engr. Access Permits

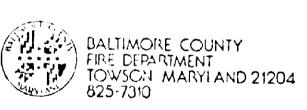
Mayer williams by: George Wittman

CL-GW/es



My telephone number is 301-659-1350

P.O. Bux 717 / 300 West Preston Street, Baltimore, Maryland 21203



PAUL H REINCKL CHIEF

Centlemen:

March 19, 1981

Mr. William Hammond cc: Walter Reiter Toning Commissioner Chairman of Board of Appeals

Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RB: Property Owner: Leonard Levine

Location: E/S Loch Raven Blvd. of Loch Bend Brive

Item No.: Zoning Agendar Meeting of March 16, 1981

Pursuant to your request, the referenced property has been surveyed by this

Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property. (XX 1. Fire hydrants for the referenced property are required and shall be

located at intervals or 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. Fire Hydrants at 300 feet intervals

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

XX) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 *Life Safety Code*, 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time. . .

REVIEWER : ATT 1) . I fill 3 12 H Approved: Planning Group 🔨 🗸 Fire Prevention Bureau Special Inspection Division

/.n.b

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Walter Reiter Board of Appeals Chairman

March 27, 1981 Mr. Charles E. Burnham

Plans Review Chief - Permits and Licenses

Cycle I - 1981

RE: Cycle Zoning March 24, 1981

PROPERTY OWNER: Leonard Levins

E/S Loch Raven Blvd. 415' N. of Loch Bend Drive LOCATION: EXISTING ZONING: PROPOSED ZONING:

ACRES: 3.573 DISTRICT:

ITEM NO. 7

The owner should be made aware that any improvements to the property will require one or more permits, along with plans and other data as may be necessary for the permit to be processed. No other comments at this time.

> NOTE: All comments are based on date provided on site plan and data provided by the Zoning Advisory Committee. Comments in many cases cannot be more specific or advisory due to the limited information.

> > Charles E. Burnham Plans Review Chief

CEB:rrj CC: Nick Commodari

18 Early and the state of the s

estrated by 1981

LAW OFFICES ARNOLD FLEISCHMANN PROFESSIONAL ASSOCIATION SUITE 500, LAFAYETTE BUILDING 40 W. CHESAPEAKE AVENUE TOWSON, MARYLAND 21204

ARNOLD FLEISCHMANN JACOB SILVERMAN . KIPK KOLOTNER

AREA CODE 301 337-7600

Ms. Earen Riegel Room 113 County Office Building Towson, Caryland 21204

> Re: Petition for Re-classification E/s Loch Raven Blvd , 415' N of Loch Bend Dr. Case •R-82-7667- Item •7 Leonard Levine - Petiticher

Dear Ms. Bregel:

Please find enclosed two escrow checks, the first in the amount of \$77.15, in payment of the statement for advertising dated June 30, 1981, and the second in the amount of \$51.31 in payment of the statement for advertising dated October 5, 1981, in the above captioned matter.

Thank you for your cooperation in this matter. If you have any questions, please do not hesitate to contact me.

> Very truly/yours, Arnold Fleischmann

AF:sjk

Enclosures

cc: Mr. Leonard Levine

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21264

Date: March 23, 1981

Mr. Walter Reiter Chairman, Board of Appeals Baltimore count, Office Building 1111 West Chesapeake Averue Towson, Maryland 21204

Zoning Cycle #1 March 16, 1981

RE: Item No: 7 Property Owner: Leonard Levine Location: ./S Loch Raven Blvd. 415' N. of Loch Bend Dr. Present Zoning: D.R. 5.5 Proposed Zoning: Bk

School Situation

School 1

Enrollment

Capacity Over/Daller

Comment: Would not add to student population.

Student Yield With:

Existing Zoning

Proposed Zoning

Elementary Junior High

Senior High

Very truly yours, Wm. Nick Petrovich, Assistant Department of Planning

WNP/bp

BALTIMORE COUNT OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353

WILLIAM E HAMMOND ZONING COMMISSIONER

October 5, 1981

Arrilla Plaisch, and Esquire Suite 100, Lafayette Building 40 W. Chesapcake Avenue Townson, Maryland 21204

Petition for Re-classification E/s Lo 1 Raven Plvd., 415' N of Loch Bend Dr. Case #R- 87-7561 . Item #7 Leonard Levine - Petitioner

ليو و

Dear Mr. Fleischmann:

This is to advise that ______ is due for the 2nd full page add of the cycle 1 billing. You have already been billed for the 1st full page add as well as for the individual posting and advertising of this property. All bills hust be paid before an order is issued. This is your final bill.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland, 21204, as

Very truly yours,

William E. Hammond Zoning Commissioner

WEH:klr

June 30, 1981

Armold Fleischmann, Esquire Suits 500, Lafayette Building 40 W. Chesapeake Avenue Towson, Maryland 21204

MERCHANICAL STREET

MONNE COMMESSION V

HE: Item No. 7 - Cycle No. 1 Petitioner - Leonard Levine Reclassification Petition

Dear Mr. Fleischmann:

This is to ad 'se you that ______ is due for the first advertising of the above proper y. Two additional tills will be forwarded to you in the near future. All bills must be paid before an order is issued.

Please make check payable to Baltimore County, Maryland, and relit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Zoning Commissioner

WEH:mch

Ainold Fleischmann, Esquire Suits 500, Lafayette Building 40 West Chesapeake Avenue Towson, Maryland 21204

September 1, 1981

NOTICE OF HEARING

Petition for Re-Classification E/s of Loch Raven Blvd. 415' N of Loch Bend Dr. Leonard Levine- Petitioner Case #R- 82-67

2:00 P.M. Time changed by W.T. H. due to Jewish holiday. 10:00 A.M. Requested by Mr. Fleischmann

Wednesday, September 30, 1981

PLACE: Room 218, Courthouse, Towson, Maryland

County Board of Appeals

9/30/81 - Check received of forwarded to Zoning (June carried it over) (Haven confirmed by show)

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON MARYLAND 21204

September 17, 1981

Arnold Fleischmann, Esquire Suite 500, Lafayette Building 40 West Chesapeake Avenue Towson, Maryland 21204

WILLIAM E HAMMOND ZONING COMMISSIONER

RE:

Petition for Re-classification E/s of Loch Raven, Blvd., 415' N of Loch Bend Dr. Leonard Levine - Petitioner Case #R-82-67

Dear Mr. Fleischmann;

This is to advise you that \$47.63 _ is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

> Very truly (yours, Zoning Commissioner

WEH:klr

494-3180

TIME:

County Board of Appeals Room 219, Court House Towson, Maryland 21204

December 8, 1981

Arnold Fleischmann, Esq.

Re: Case No. R-82-67 Leonard Levine

Dear Mr. Fleischmann:

Suite 500, Lafayette Bldg.

40 W. Chesapeake Ave.

Towson, Md. 21204

Enclosed herewith is a copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Encl.

cc: Leonard Levine John W. Hessian, III, Esq. Mr. W. E. Hammond Mr. J. E. Dyer Mr. N. E. Gerber Mr. J. G. Hoswell Board of Education

PETITION FOR RE-CLASSIFICATIC:

9th DISTRICT

ZONING:

Petition for Re-Classification

LOCATION:

East side of Loch Raver Boulevard, 415 ft., more or less,

North of Lock Bend Drive

DATE & TIME:

Wednesday, September 30, 1981 at 10:00 A.M.

PUBLIC HEARING:

Room 218, Courthouse, Towson, Maryland

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter will hold a public hearing:

> Present Zoning: D.R.5.5 Proposed Zoning: B.R.

All that parcel of land in the Ninth District of Baltimore County

Being the property of Leonard Levine as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, September 30, 1981 at 10:00 A. M. Public Hearing: Room 218, Courthouse, Towson, Maryland

Take Take

Petition for

Re-Classification 9TH DISTRICT

20NING: Petition for

Re-Classification LOCATION: East side

of Loch Raven Boulevard. 415 ft. more or less. North of Loch Bend Drive.
DATE & TIME:

Wednes lev. September 30, 1981 at 10:00 A M PUBLIC HEARING

Room 218, Courthouse.

Appeals for Baltimore County, by authority of the Baltimore County Charter will hold a public

Present Zoning: D.R.5.5 Proposed Zoning: B.R. Ail that parcel of land in the Ninth District of Balti-

Beginning for the same at a point on the east side

of Loch Raven Boulevard BL a distance of 415' more or less from intersection formed by the east side of Loch Raver. Boulevard and the north side of Loch Bend Drive, runnings thence and binding on the Right of Way of Loch Raven Boulevard and The Baltimore County Belt-way, by a curve to the left 44.18' N 17° 01' 18" W

2880', N 17° 33' 21' W 329 94', N 40° 39' 57' E 32 96', N 70° 07' 10' E 221.26', the ce leaving the Right of Way line of the Baltimore County Belt way, S 21° 22' 08' E 445.45', and S 66° 37' 34' W 354 31' to the place of beginning Containing 3.573 AC

Being the property of Leonard Levine as shown

on plat plan filed with the Zoning Department. Hearing Date: Wednes day, September 30, 1981 at 10:00 A.M. Public Hearing Room 218. Courthouse, Towson.

> By Order of William T. Hackett Chairman County Board of Appeals t. Balto. County

more or less

Maryland

Towson, Maryland. The County Board of

more County

BY ORDER OF WILLIAM T. HACKETT, CHAIRMAN COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Times

E. F. RAPHEL & ASSOCIATES Registered Professional Land Surreyors 201 COURTLAND AVENUE TOWSON, MARYLAND 21204

OFFICE: 825-3908

February 27, 1981

RESIDENCE: 771-4592

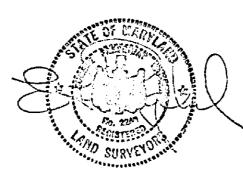
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Description to Accompany Petition for Reclassification

negi ning for the same at a point on the east side of Loch Raven Boulevard at a distance of 415 the from intersection formed by the east side of Loch Raven Boulevard and the north side of Loch Bend Drive, running thence & binding on the Right of Way of Loch Raven Boulevard and The Baltimore County Eeltway, by a curve to the left 44.18' N17° 02' 18" W 2880', N17° 33' 21" W 329.94', N40° 39' 57" E 132.96', N70° 07' 10" 5 221.26', thence leaving the Right of Way line of the Baltimore County Beltway, S21° 22° 08" E 445.45', and \$66° 37' 34" W 354.31' to the place of beginning.

> Containing 3.573 AC Being the property of Leonard Levine.



REGISTERED PROF. LAND BURVEYOR

No. # 2246

3.60

Middle River, Md., ______19 ZONING: Pet tion LOCATION: This is to Certify, That the annexed ven Boule-less, North DATE & TI tember 30, PUBLIC H. Courthouse The County Baltimore Co was inserted in Oge Times, a newspaper printed and published in Baltimore County, once in each

SILITUR FUR	
LASSIFICATION	
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	TOWSON
East side of Loch Ra-	10 1150.1
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IME: Wednesday, Sep-	THE ID TO CLIVIE
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EARING: Hoom 218,	published in THE JEFF
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Raven Boulevard and	5
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y of Loch Raven Boule- The Baitimore County	
a curve to the left 44,18	
W 28.60', N17" 33' 21"	
140° 39' 57" E 132.96',	
E 221 26', thence leaving	60
Way line of the Balti-	
Beltway, S21° 22' 08" E	التالم و به على المالية
366° 37′ 84″ W 354.31′ to	
beginning.	
3.579 AC±	
roperty of Leonard Le-	Cost of Advertisement, \$_
roperty of Leonard Le-	,
wn on plan filed	
ing Department	
ate: Wednesday, Sep-	
981 at 10:00 A M	

TOWSON, MD.,September_10, 19_81
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., provide each
ak one time an occasion weeks; before the30th
day of Sertember, 19_81_, the first publication
appearing on thelOthday ofSeptember

CERTIFICATE OF PUBLICATION

THE JEFFERSONIAN, Ecotor Street Manager.

Property of the second

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

	OATE & TIME: Wednesday, tember 30, 1941 at 19:00 A M. PUBLIC HEARING: Room Courthouse, Towson, Marylan
District Date of Posting 9/14/5/	The County Board of Appeals Bellin ore County, by authorit
Posted for: Lecture for Actachemics Petitioner: Lecture Lectu	the Baltimore County Charter hold a public hearing: Present Zoning: D.R. 5.5
Petitioner: Lecology Record	Proposed Zoning: B.R. All that purcel of land in
Location of property: 515 toch ween Block 415' ± 11	Ninth District of Baltimore Cou Beginning for the same at a p on the east side of Loch R Boulevard at a distance of 418
Joseph Burt An	from intersection formed by the side of Loch Raven Boulevard the north side of Loch Bend D
Location of Signs: 1000 200 Across Policy	running thence & binding on Right of Way of Loch Raven Bo vard and The Baltimore Co Beliway, by a curve to the left 4 N17° 02' 18" W 28 80', N17° 33'
Remarks:	W 329 84', N40° 38' 57° E 13' N70° 97' 10° E 221 28', thence lea the Right of Way line of the B more County Beltway, 821° 22' G
Posted by AM AMERICAN Date of return: 4/17/3/	445 45', and 266° 37' 34" W 354.3' the place of beginning. Containing 3.573 AC± Being the property of Leonard
Number of Signs:	vine. Being the property of Leonar' vine as shown on plat plan. with the Zoning Department. Hearing Date: Wednesday, tember 30, 1981 at 10:00 A M
	Public Hearing: Room 218, Co house, Towson, Maryland By Order Of WILLIAM T. HACKETT,
BALT OFFICE MISC OFFICE MISC OFFICE MISCELLE FROM FROM TOFFICE MISCELLE FROM TOFFICE MIS	Chairman County Board of Appeals of Ballimore County Sept. 10.

1016

4

PETITION FOR RE-CLASSIFICATION SIL DISTRICT ZONING: Petition for Re-Cassifica-160n
LOCATION: East side of Loch Raven Bouleverd, 415 ft, more or less North of Loch Bond Drive DATE of TIME: Wednesday, September 30, 1991 at 19:00 A M. ind in the county at a point och Rawen of 415' at by the east levard and send Drive, ing on the seen Boule-ire County it?" 33' 21" E 132.96', nee leaving the Balti-1" 22' 08" E V 354.31' to eonard Le-

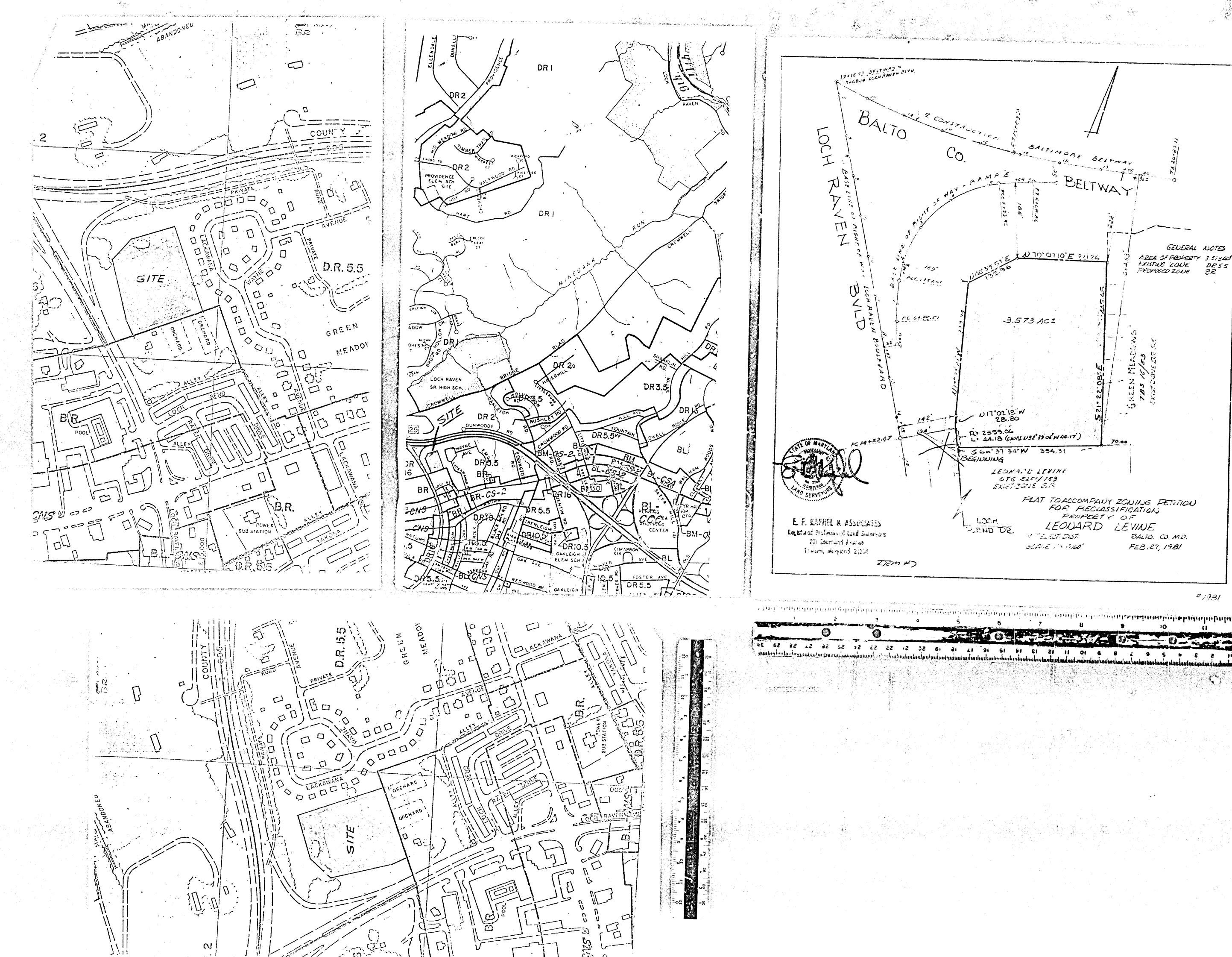
CERTIFICATE OF PUBLICATION

TOWSON, MD., September 10 19-81 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., nake in cease or one time _____saccessbookwaers before the ___32th appearing on the 10th day of September .9_81_.

Cost of Advertisement, \$_____

MICROFILM		
BALTHORE COUNTY, MARYLAND OFF FINANCE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT No. 100473	BALTIMORE OFFICE OF FIR MISCELLANE DATE 101 FOR 2nd full	
DATE 9/1/81 ACCOUNT 01-662	· 書	
AMOUNT \$50.00	CASH CASH VAL	
FILING Fee for Case 4P. 22 47	MARYLAND ENUE DIVISII RECEIPT Acco Acco Acco Acco Acco Acco Acco Acc	
For Filing Fee for Case #R-82-67	ACCOUNT ACCOUNT ACCOUNT AMOUNT	
3101559 1 50,00 m	Levi \$51	
VALIDATION OR SIGNATURE OF CASHIER	662 Ro	
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